

NCC Minutes 5/19/08

Open Meeting: 7:05 p.m.

Present: D. Mason, R. LaBranche, S. Shope, R. Konisky, L. Hill, Sel. R. Gilbert

Guest Dan Balfour from Jones & Beach, resident J. Vienneau, Dave Garvey

1) Vienneau Subdivision- Overview from D. Balfour

- 12 house cluster subdivision on 41+ acres off Old Lee Rd. with 4 wetland crossings amounting to 10,000 sq. ft. impact not including buffers. Have obtained a waiver for 22 ft. wide road with 4 ft. shoulders and retaining walls at crossings to minimize impact. 24 acres will be conserved- probably held by the homeowners association.

- R. Konisky pointed out that the road will actually run through the buffer zone. D. Balfour responded that they are trying to concentrate the development and could actually go further off Old Lee but this would fragment the existing wetlands more.

- R. Konisky asked whether they will need extra permits/variances, etc.- D. Balfour said they would need a conditional use permit and he doesn't yet know the amount of the disturbance to the buffer. Probably 25,000-30,000 sq. ft.. The buildings are outside the buffer.

- R. Konisky pointed out that this is a significant area of impact and asked about controlling drainage, etc.. D. Balfour responded that there will be drainage swales and 3 detention ponds/catch basins complying with state regulations. The properties will be graded toward the road so the water will be treated before entering the wetlands and there will be minimal clearing of trees, etc.. The retention ponds, etc. will need to be maintained. L. Hill asked who will be responsible for maintenance? Probably the homeowner's assoc. and the town for right-of-ways.

- R. Konisky cited A. Watts concerns re: discharge flows. D. Balfour responded that the discharge will actually be less the way the retention ponds are designed but R. Konisky pointed out that there will still be some wastes discharged and D. Balfour agreed and said more plantings will help. He agreed that it is a difficult site.

- R. Gilbert and R. Konisky expressed concerns re: recent flooding on Old Lee Rd. near the entrance of the Vienneau property. D. Balfour responded that the crossings have been designed according to 100 ft. storms and that it may alleviate problems as the plans encourage southeast flow.

- R. Konisky questioned the length and design of the culverts. D. Balfour responded they have used smaller pipes to gain cover over-top. Using low, more compressed pipes/ boxed would increase cost and not improve amphibian crossings due to their length.

- Lot size will be 20-30,000 sq. ft. with the wetlands in open space so people less likely to be able to impact.

- House sizes- smaller house on access road and larger ones in culdesac.

- R. Konisky- Who will manage open space? Still undecided.

- Other structures on properties will probably not be allowed.

- Goes back to planning board 6/19.

- R. Gilbert requests new lot line plan cutting off wetlands.

- Discussion- The planning board has an engineering firm reviewing the plans but we need to find out if they have a wetlands specialist. S. Shope would like to see a yield plan giving the actual # of allowed lots with a conventional plan. R. Konisky proposed he write a letter to the planning board stating our concerns:

- 1) Do they have wetlands consultant?
 - 2) Actual amount of disturbance to buffer.
 - 3) Change in open space acreage with lot line adjustments.
 - 4) The NCC should actually walk the property.
- D. Mason motions to write the letter, S. Shope seconds, all in favor YES.

2) Garvey subdivision: Plans for Dunkin' Donuts on Rt. 108 (Speaker?)

- Will require a new well creating 1490 sq. ft. of impact and an additional 360 ft. impact to get to the well. They will gravel and mat to minimize. Could do temporary but probably better to do permanent for maintenance.

-R. Konisky asked whether there will still be a paper road that will cross Cobby Brook. Yes.

- Plan to be submitted next week. We need to see to make recommendations.

3) Ongoing Business:

a) Treasurer's report- monies still not removed from bills paid by town.

R. Konisky motions we accept, R. LaBranche seconds, all in favor YES.

b) Minutes 4/21/08: R. Konisky motions we accept with corrections, S. Shope seconds, all in favor YES.

c) Silverstein easement- A. Watts, L. Hill and S. Shope attended selectman's meeting. S. Shope was to try to contact them to set a date but unable to obtain their phone number and has left 2 messages with their lawyer with

no

response. R. Gilbert suggested he contact F. Lane.

4) Next meeting 6/16/08

Adjourn 8:45

NCC member L. Hill, 5/16/08